

City of Alexandria

HOUSING MASTER PLAN

Housing Allocation Presentation

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CITY OF ALEXANDRIA OFFICE OF HOUSING

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Guiding Principles Common to All Groups

- **Achieve mix of incomes/demographics/range of affordability within developments (1, 2, 3, 4, 5)**
- **Achieve geographic distribution of housing types/fair share/de-concentration of Res. 830 units (1, 2, 3, 4, 5)**
- **Strive for proximity to transit, including bus lines; improve walkability (1, 2, 3, 4, 5)**



Guiding Principles Common to All Groups

- **Focus on redevelopment areas with greatest potential for increased density/mixed use, current/future metro areas (PY, Eisenhower, Landmark/VD, Hunting Towers/Terrace, Beauregard) (1, 2, 3, 4, 5)**
- **Strive for proximity to employment, schools, everyday needs; integrate services with housing (1, 2, 3, 4, 5)**



Guiding Principles - Common/Diverging Themes

- **Consider single family neighborhoods for group homes and accessory dwelling units or other affordable housing (1, 2, 3)**
- **Achieve mixed use – combine schools, housing, commercial (4, 5)**
- **Coordinate with current city planning initiatives (2, 3)**
- **Consider housing/transportation costs together (3)**
- **Balance need for more density in transportation corridors with current traffic (3)**



Guiding Principles - Common/Diverging Themes

- **Recognize areas that are not practical (2)**
- **Accept higher density if it means more units can be built near amenities (3)**
- **Add more resolution 830 units (3)**
- **Retain existing housing to the extent possible (4)**



Exercise 2: Factoring Cost

/Continuation of Ex. 1 discussion

- **Need to take cost into account if we want to ensure affordable housing goals are met (3, 4)**
- **Extra cost does not outweigh established guiding principles (5)**
- **Cost will change as transportation corridors redevelop (5)**
- **Cost must be balanced with other factors (2)**
- **Moving Resolution 830 units to other areas tends to be more expensive (2)**
- **Focus new units on persons with disabilities, seniors/aging (3)**



Exercise 2: Factoring Cost

/Continuation of Ex. 1 discussion

- Consider areas with potential for **increased density** and for mixed use (2)
- Require affordable and **increased density** in new construction near Metro(2)
- Allow **more density** in high cost areas to preserve existing AH (3)
- Require more deeply subsidized AH from developers of high cost areas in return for **increased density** (3)
- Use all new construction to proffer affordable housing (2)
- Leverage resources such as ARHA land, city owned land (4)
- Developer must also contribute to adequate roads/infrastructure if given **increased density** (3)
- Need bigger share of dev. contribution (4)
- Balance demands on developers (4)
- Build smaller, less costly units (4)
- Maximize new devt. opportunities (4)



Exercise 2: Factoring Cost

/Continuation of Ex. 1 discussion

- Minimize impact on taxpayers in Alexandria (2)
- Preserve existing/add more units in high cost areas, even if it requires **higher density** (3)
- All Resolution 830 units should remain/be replaced in same SAP – connection to community is important (3)
- Redistribute from Metro areas to establish better mix of housing in Alex. West (potential redevt. area) (1)



Group 1

Second Reallocation

Factoring Cost:

Moved units from Metro Station locations to less expensive areas of City.

Landmark/
Van Dorn

Total: +3,450 units

Total: +1,225 units

Res. 830: -100 units

City wide: +850 units
Accessory: +150 units

Eisenhower
East

Total: +2,900 units

Potomac
Yard

Group 2

Factoring Cost:
No Change

Second Reallocation

Potomac
Yard

Total: +1,525 Units

Landmark/
Mall

Total: +3,550 Units

Total +475 Units

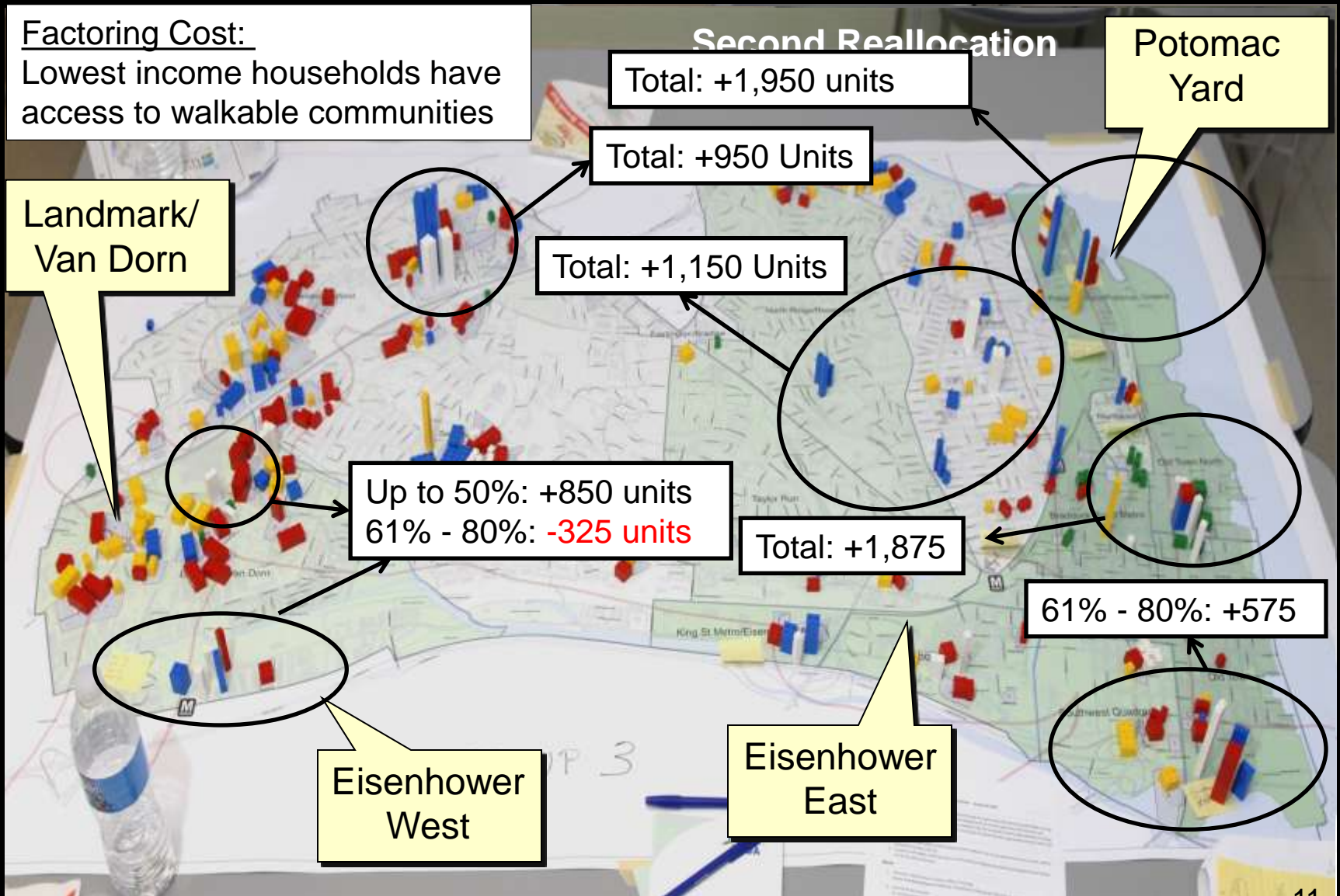
Total: +1,325 units

Res 830: -250 Units

Eisenhower
West

Eisenhower
East

Group 3



Group 4

Factoring Cost:
Minimal Change

Second Reallocation

Even Distribution of Units

Potomac
Yard

Landmark
Mall

Total: +1,475 Units

Total: +1,550 Units

Total: +1250 Units
Res 830: -200

Eisenhower
West

Eisenhower
East

Group 5

